

March 3, 2004 BZA



REQUEST ANALYSIS  
AND  
RECOMMENDATION

04AN0199

Melani Bros.  
(Addison Vickers)

Matoaca Magisterial District  
19901 Ivan Road

**REQUEST:** A ten (10) foot Variance to the twenty-five (25) foot rear yard setback requirement for a dwelling addition in a Residential (R-9) District.

**RECOMMENDATION**

Recommend approval of this Variance for the following reasons:

- A. Variance will not impair the character of this residential area.
- B. Variance will not reduce or impair the value of the buildings or property in the surrounding area.

**CONDITION**

This Variance shall be for the proposed addition as depicted on the plat attached to staff's report.

**GENERAL INFORMATION**

**Location:**

Property is known as 19901 Ivan Road. Tax ID 761-611-5453 (Sheet 44).

**Existing Zoning:**

R-9

Size:

.4 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-9; Vacant  
South - R-9; Vacant  
East - A; Residential  
West - R-9; Residential and vacant

Utilities:

Public water and sewer

Transportation:

This request should have no impact on the traffic pattern in this area.

General Plan:

(Southern and Western Area Plan)

Residential  
(1 – 5 acre lots)

DISCUSSION

The applicant is proposing to enclose an existing deck. The enclosed structure will be located fifteen (15) feet from the rear property line. The Zoning Ordinance requires a twenty-five (25) foot rear yard setback requirement, therefore the applicant requests a ten (10) foot Variance (see attached plat).

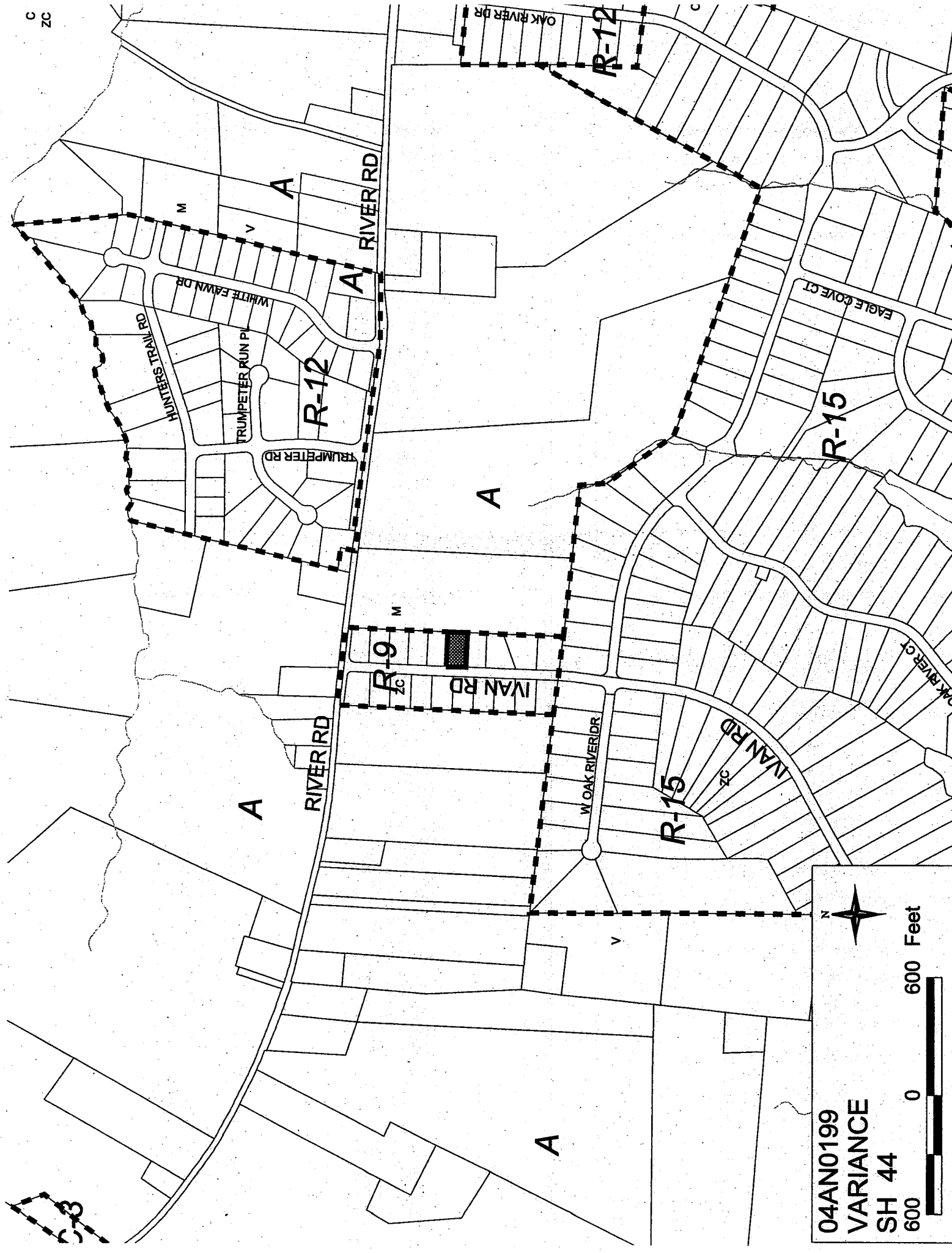
The applicant provides the following justification in support of this request:

We would like to use the total living space afforded me. I am unable to fully enjoy my home (existing outside decking) due to severe sinus condition and allergies.

Staff visited the site which is located in the Ivanwoods Subdivision, a well-established development. The property to the rear of this request is a ten (10) acre heavily wooded residential lot.

Staff believes that allowing the applicant to enclose an existing deck fifteen (15) feet from the rear property line will not reduce or impair the value of the dwellings or properties in the immediate or

surrounding area and will not impair the character of this residential district, therefore, staff recommends that this request be approved.



04AN0199  
VARIANCE  
SH 44

600 0 600 Feet



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